

**9 Laburnum Street, Brighton, Vic 3186**

**KAY & BURTON**

**House For Sale**

Saturday, 2 March 2024

9 Laburnum Street, Brighton, Vic 3186

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Matthew Pillios

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**\$4,000,000 - \$4,400,000**

Architecturally brilliant and impeccably finished by InForm, this four-bedroom, three-bathroom entertainers' paradise has been crafted to exceed expectations, situated in a premier street close to Dendy and Were Street Villages, Church Street and prestigious schools. Radiating wow-factor from its striking contemporary facade, crisp interior and effortless indoor-outdoor flow, it promises easy living and poolside indulgence in a prized Bayside pocket. Beautifully landscaped, low-maintenance gardens provide a welcoming entrance, with engineered Oak floors and high ceilings flowing past a formal living room to a brilliantly appointed, prestige Miele kitchen with a Carrara marble island bench, an adjacent butler's pantry, laundry with a second dishwasher and mudroom. An expansive open-plan living and dining domain is designed to extend to the outdoors, offering a quiet sun-drenched place to entertain in the central courtyard or watch the kids by the solar/gas heated pool in the rear north-west garden. Downstairs also hosts a powder room, whilst upstairs, four robed bedrooms and two bathrooms include an oversized main suite featuring walk-in robes and a deluxe dual-vanity ensuite. Comprehensive features include a fitted study, premium window furnishings, ducted heating and air conditioning, ample storage, integrated fridge/freezer, CCTV, ZipTap, remote double garage, irrigation, motorised outdoor awnings, electric internal blinds, double glazing and automated gates. Ideally located to capture a convenient yet quiet lifestyle, this impeccable address offers direct laneway access to Dendy Village and is only moments to retail and dining precincts, Middle Brighton Station, Hanby Reserve, the beach and renowned schools.